

Battle Ground Town Council

Meeting Minutes, October 9, 2017

2018 Budget Adoption, Town of Battle Ground

2018 Budget Adoption, Battle Ground Conservancy District

Attending: Steve Egly, Council President; Councilor Greg Jones, Councilor James Miller, Councilor Zach Raderstorf, Clerk Treasurer Georgia Jones, Town Attorney Eric Burns, Street Supervisor Ron Holladay, Town Marshal Jerry Burk.

Guests: Catherine Hatvani, Joseph Kline, Jim Boorom, Andrea Agree, Bill Jones

Steve Egly opened the meeting at 7:00 p.m. with budget adoption, and request for questions or comments on Ordinance 2017-561 Battle Ground Civil Town proposed 2018 budget, \$883,725.

Motion by Greg Jones to adopt Ordinance 2017-561, with second of Mike Bird. Motion carried. Five councilors signed the ordinance.

Steve Egly requested questions or comments on Ordinance 2017-562 Battle Ground Conservancy District proposed 2018 budget, \$456,870. The Town Council has the responsibility for binding adoption of the Conservancy budget.

Motion by James Miller to adopt Ordinance 2017-562, with second of Greg Jones. Motion carried. Five councilors signed the ordinance.

Competitive Quotes

Battle Ground was awarded a Community Crossings Matching Grant for seven road projects. One project is mill and paving on Flintlock Drive in Shawnee Ridge. A specification sheet was provided to three companies for competitive quote. Eric Burns inspected quote documents. Three were timely submitted:

Fox Paving	\$48,500 includes alternate
Rieth-Riley	\$35,100
Milestone	\$54,000 includes alternate

Motion to accept the bid documents by Greg Jones, with second of Zach Raderstorf. Motion carried, 5 Aye, 0 Nay. **Motion** by Steve Egly to take the bids under advisement, authorizing Ron Holladay and the Street committee to review all and accept one. Second of James Miller, motion carried. 5 Aye 0 Nay.

Agenda update: changes to the agenda include Jim Boorom, guest; Trick or Treat hours for Halloween; North Street sidewalk handrail; redevelopment commission.

Guest comment

Catherine Hatvani requested an exception for residents of River Bluffs to drop leaves and grass clippings at the town compost area. There are several issues that make it difficult to provide an exception for residents who do not pay any of the compost operating costs. One option would be to annex the

subdivision to provide that service plus more such as snow plowing. Mike Bird will visit with Catherine to consider options and make a recommendation to the council.

Jim Boorum requested action to correct drainage at 414 and 418 Jewett Street. A culvert and subgrade drain between the roadway and creek are blocked and runoff collects in his front yard instead of escaping. There is an apparent alley or easement at that location as indicated by property lines in the county GIS map.

Motion by Steve Egly to use the general services agreement with Butler Fairman Seufert and determine if the drain is a town concern. This project would have a Not-to-Exceed of \$1,000. Second of James Miller, motion carried. 5 Aye 0 Nay.

Department Reports

Sewage

The lift station pump #1 at Woods Edge required a service call to clear an obstruction, found to be a cut section of 3" black pipe from a residential line.

A selection of protective gas meters was reviewed. One model is made in Valparaiso and would potentially be easier to send out for calibration. A kit to recalibrate meters on site is \$1100.

Motion by James Miller to approve purchase of a four-gas meter not to exceed \$1500. Second of Zach Raderstorf, motion carried. 5 Aye 0 Nay. Mike Bird will help evaluate options.

MVH

Northgate West weight limit signs and barricades are in place. The barricades are filled with water, but will need to be changed to sand or antifreeze for the winter. Leaf pickup will be every Monday with additional days as needed.

Police

The grant application for 50% purchase of police radios was submitted and pending a decision. A vendor is now offering a 30% discount for purchasing three units.

A group of juveniles was arrested for entering vehicles and garages at multiple homes in Hawk's Nest, Shawnee Ridge and Quail Ridge. Some of the property was recovered.

The diesel fueling station at Speedway is now open for business.

Town Attorney

MGM Rave missed the 165 day deadline allowed to clean and secure the property at 5500 SR 43 N. There is no fence and the required county inspection is not complete.

Motion by James Miller to enforce the unsafe structure ordinance with a 60 day notice of intent to proceed with the demolition order. Second of Mike Bird, motion carried. 5 Aye 0 Nay

William Ellis has requested a review of the legal description on Shawnee Ridge outlot transfer documents. Eric Burns requested a verification of the legal description from Butler Fairman & Seufert.

Clerk-Treasurer

Motion by James Miller to approve minutes of September 11. Second of Zach Raderstorf, motion carried. 5 Aye, 0 Nay

Motion to approve Register of Claims Sept 12 to October 9 by Zach Raderstorf. Second of James Miller, motion carried. 5 Aye, 0 Nay.

Motion by Greg Jones to approve Resolution 17-89 transfer of funds to meet operational needs. Second of Mike Bird, motion carried. 5 Aye, 0 Nay.

Area Plan

Motion by Greg Jones to approve Ordinance 2017-559 for rezoning at 104 Main Street, Battle Ground from NBU to R1U. Second of James Miller, motion carried. 5 Aye, 0 Nay

Motion by Greg Jones to approve Ordinance 2017-560 (UZO #92) specifications for self-storage warehouse. Second of James Miller, motion carried. 5 Aye, 0 Nay

Committees

Personnel Committee – a revised draft of the town's HR manual is on Dropbox for review. Mike Bird researched relevant ordinances to identify where updates are needed and provided that information in red text.

Communication – Zach is comparing website host cost and service, updating the current website and working on newsletter content.

Streets and Roads- Battle Ground received the CCMG grant for all seven submitted projects, total award is \$291,862.50. Five projects will invoice in 2017, two projects will bid in the spring and begin construction after the end of the school year in Battle Ground, to reduce congestion on Main Street and Prophets Rock Road.

The North Street project completion date is expected to be November 7.

Steve Egly commented that by using the INDOT grant process, the town has in two years completed multiple road projects with total value equal to about seven years of typical expenditures on our normal budget.

Sidewalks and Trails – no report

Old Business

Sewage repair ordinance is tabled.

New Business

Street lights - Tipmont has replaced faulty street lights with LED fixtures that do not have translucent glass to diffuse the light. Some residents do not like the brightness of the white light. Police departments say it is much better for security purposes. We now have a phone number for Tipmont dispatch that should reduce response time for future repair requests.

The council considered purchasing decorations for the new lamp posts on South Railroad Street and on North Street. There are eleven new posts plus repairs to current inventory.

Motion by Greg Jones to allow \$1000 for the clerk-treasurer to select and purchase decorations this year. Second of James Miller, motion carried. 5 Aye 0 Nay

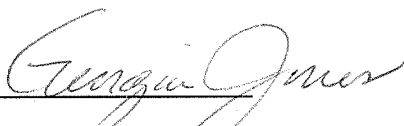
Discussion of Halloween Trick or Treat and the traditional hours 6 PM to 9 PM are advertised.

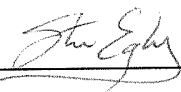
The new sidewalk on North Street still has one ramp at 109 North St which is not easy for pedestrians to see. An INDOT representative now suggests a handrail should be installed that is not listed in project specifications. At this point the cost to add the handrail to the INDOT project exceeds the expected return. **Motion** by Mike Bird to seek project designs and quotes from vendors and complete the work independently of INDOT. Second of Greg Jones, motion carried. 5 Aye, 0 Nay.

Steve Egly requested authorization to research what is required to start a redevelopment commission for Battle Ground. A commission is a volunteer board with the authority to create and use Tax Increment Financing (TIF district) in the commercial zone on SR 43. Eric Burns recommended Jim Treat with O.W. Krohn & Associates, who has helped other jurisdictions evaluate the use of TIF districts. There would be no fee for initial consultation.

A special meeting to consider the Sanitary Sewage Master Plan and 2018 salary ordinance will be Monday October 16, with alternate date Monday October 30. The next regular meeting is November 13.

Motion to adjourn 9:33 p.m. by James Miller.


Georgia Jones, Clerk Treasurer


Steve Egly, Council President